City of Lafayette Staff Report

To: City Council

From: Christine Sinnette, Senior Planner

Date Written: January 16, 2009

Meeting Date: January 26, 2009

Subject: **DR38-08 RICHARD BURNSIDE (APPLICANT), LAFAYETTE IMPROVEMENT ASSOCIATION (OWNER) MRO ZONING**: Request for design review approval pursuant to section 6-271, Lafayette Municipal Code (LMC) and issuance of a certificate of appropriateness pursuant to section 6-2131, LMC to replace an exterior door at the Lafayette Town Hall, a designated City Landmark, located at 3535 School Street; APN 234-042-010.

INTRODUCTION

The Lafayette Town Hall is a designated City Landmark. As such, the property is subject to the provisions of Chapter 6-21, Historical Landmarks, LMC. Pursuant to section 6-2131, before any environmental changes can be made to a landmark, a certificate of appropriateness must be issued by the City Council. An environmental change is any change in the design or elevation or exterior remodeling of any building; or the destruction or removal of such building, or any physical change in the grounds for which some land use entitlement, such as a grading permit, a building permit or site plan approval is required. Because the property is zoned MRO and the proposed project is a change to the exterior, design review approval is required and therefore the proposed environmental change must receive approval of a certificate of appropriateness prior to action by the Planning Services Manager on the design review application.

PROJECT DESCRIPTION

The Lafayette Improvement Association is requesting approval of a design review application and certificate of appropriateness to replace the exterior doors on the west side of the Lafayette Town Hall. The current double doors are solid wood and in poor condition. The proposed doors will be commercial-grade steel each with a pane of clear tempered glass. The door exteriors will be veneered with wood and painted to match the color of the building. Panic hardware will be installed on the interior of the doors; a single door handle will be installed on the exterior. (See attachments 1, 2, and 3.)

HISTORICAL CONTEXT

The Town Hall was designated a City Landmark on April 3, 1978 (Resolution No. 33-78). As noted in Resolution No. 33-78, it was nominated for designation by the Lafayette Historical Society for the reasons listed below.

1. It has been used for community cultural and social purposes continuously since its construction in 1914 by the Lafayette Improvement Club; and as such it is a valuable part of the heritage of this City.

2. Occupying land donated to the community by Frank and Rose Ghiglione, early developers of Lafayette, it has always been closely identified with persons who contributed significantly to the culture, history and development of the City.

3. Its singular architecture and physical characteristics are a long-established and familiar visual feature of the City.

Although the Town Hall was designated for its singular architecture and physical characteristics, no specific character defining features or attributes were identified.

STAFF ANALYSIS

As required by Chapter 6-21, the replacement of the exterior doors was reviewed by the Lafayette Historical Society. In addition to the replacement of the doors, the Lafayette Improvement Association had also requested that a display box be installed in the existing window on the north elevation. A display box is no longer part of this application.

Attachment 4 is a letter to the City Council from the Lafayette Historical Society. They are recommending that the City Council approve a certificate of appropriateness subject to the following conditions.

1. Prior to building permit issuance, the applicant shall submit final constructions plans, paint color(s), and details on the hardware trim to the Lafayette Historical Society and Planning Services Division staff for review and approval. The proportions of glass to the door shall be as shown on Exhibit A – Door Plan, stamped received October 22, 2008. Constructions plans shall show how the steel doors will be veneered and trimmed with wood. Door hardware shall be consistent in appearance with the historic period in which the building was constructed.

2. Prior to final building inspection, all broken window glass shall be replaced.

FINDINGS

§6-2135 Findings for Issuance of Certificate of Appropriateness

The City Council shall issue a certificate of appropriateness, either with reasonable conditions or without conditions, if it finds that the environmental change proposed by the applicant:

a. Will not adversely affect any significant historical or aesthetic feature of the property and is appropriate and consistent with the spirit and purposes of this chapter; or

b. Is the necessary and appropriate method of remedying conditions determined in writing by the county building inspection department, Contra Costa County consolidated fire district, or the county health department to be dangerous to life, health or property.

Finding "a" can be made. The proposed project will not adversely affect any significant historical or aesthetic feature of the property and is appropriate and consistent with the spirit and purposes of Chapter 6-21 because the new doors will have glass windows in a configuration similar to that of the original 1914 doors and will be clad in wood and painted to match the existing building exterior.

RECOMMENDATION

Staff recommends that the City Council issue a certificate of appropriateness as recommended by the Lafayette Historical Society subject to the findings and conditions contained in Resolution No. 2009-04.

ATTACHMENTS

1. Letter from Lafayette Improvement Association, dated October 16, 2008
2. Exhibit A – Door Plan
3. Existing Front Doors
4. Letter from Lafayette Historical Society, dated July 2008 and letters from the Lafayette Improvement Association, dated July 21, 2008 and August 7, 2008
5. Photograph of Town Hall building, c. 1914

BEFORE THE CITY COUNCIL OF THE CITY OF LAFAYETTE

In the Matter of:

Issuance of a Certificate of Appropriateness to replace exterior doors at the Lafayette Town Hall, located at 3535 School Street, APN 234-042-010	)	Resolution No. 2009-04

RECITALS

A. On April 3, 1978, the Lafayette City Council adopted Resolution No. 33-78, designating Lafayette Town Hall as a City Landmark.

B. Pursuant to Chapter 6-21, Historical Landmarks, Lafayette Municipal Code (LMC), applicant Richard Burnside submitted a request for issuance of a certificate of appropriateness to replace exterior doors at the Lafayette Town Hall ("Project").

C. As required by section 6-2132, LMC, the request for issuance of a certificate of appropriateness was reviewed by the Lafayette Historical Society.

D. On July 21, 2008, the Lafayette Historical Society submitted a letter addressed to the Lafayette City Council indicating its support of the proposed Project subject to certain conditions.

E. On October 23, 2008, applicant Richard Burnside submitted a design review application and request to the City Council for issuance of a certificate of appropriateness for the Project.

F. On January 26, 2009, the City Council considered the request for issuance of a certificate of appropriateness for the Project including a written staff report dated January 26, 2009. The City Council considered the request and adopted Resolution No. 2009-04 to issue a certificate of appropriateness subject to conditions of approval

Now, therefore, the City Council of the City of Lafayette finds and determines as follows:

1. All the facts contained in the staff report for the meeting of January 26, 2009 are hereby adopted as the City Council's own findings of fact and incorporated into this resolution by reference.

2. The City Council has evaluated the findings for issuance of a certificate of appropriateness pursuant to section 6-2135a, LMC, and finds that the Project will not adversely affect any significant historical or aesthetic feature of the property and is appropriate and consistent with the spirit and purposes of Chapter 6-21, Historical Landmarks, because the new doors will have glass windows in a configuration similar to that of the original 1914 doors and will be clad in wood and painted to match the existing building exterior.

3. Based on the above recitals and findings, the City Council hereby issues a certificate of appropriateness for the Project subject to the following conditions of approval.

Conditions of Approval

1. Prior to building permit issuance, the applicant shall submit final constructions plans, paint color(s), and details on the hardware trim to the Lafayette Historical Society and Planning Services Division staff for review and approval. The proportions of glass to the door shall be as shown on Exhibit A – Door Plan, stamped received October 22, 2008. Constructions plans shall show how the steel doors will be veneered and trimmed with wood. Door hardware shall be consistent in appearance with the historic period in which the building was constructed.

2. Prior to final building inspection, all broken window glass shall be replaced.

4. This resolution becomes effective upon its adoption. Written notice of the City Council's issuance of a certificate of appropriateness shall be sent to the applicant, the Lafayette Historical Society, and the Planning Services Manager.

PASSED AND ADOPTED by the City Council of the City of Lafayette at a meeting held on January 26, 2009 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

Joanne Robbins, City Clerk

APPROVED:

Don Tatzin, Mayor

3157 Lucas Drive
Lafayette, CA 94549

October 16, 2008

City of Lafayette
Planning Services Division
Attention: Christine Sinnette

Dear ms Sinnette:

The Lafayette Improvement Association, proprietor of Lafayette Town Hall, proposes to replace the two front doors of the building. The Home Depot has submitted a bid for two commercial grade steel doors, each with panes of clear tempered glass and commercial grade panic bars. At the request of the Lafayette Historical Society, the exterior of the doors will be veneered with wood, painted to match the color of the building. A single door handle will be installed on the exterior. This is required to permit access in an emergency.

At your request, I have enclosed a photograph of the existing doors. A picture of the proposed doors is not available, but Home Depot provided a simple sketch, copy enclosed. I have glued a piece of wood to the sketch, similar to the panels that will be on the doors. Also enclosed are pictures of the panic bar and the exterior door handle.

I request that this application be approved by the Planning Services Division.

Sincerely,

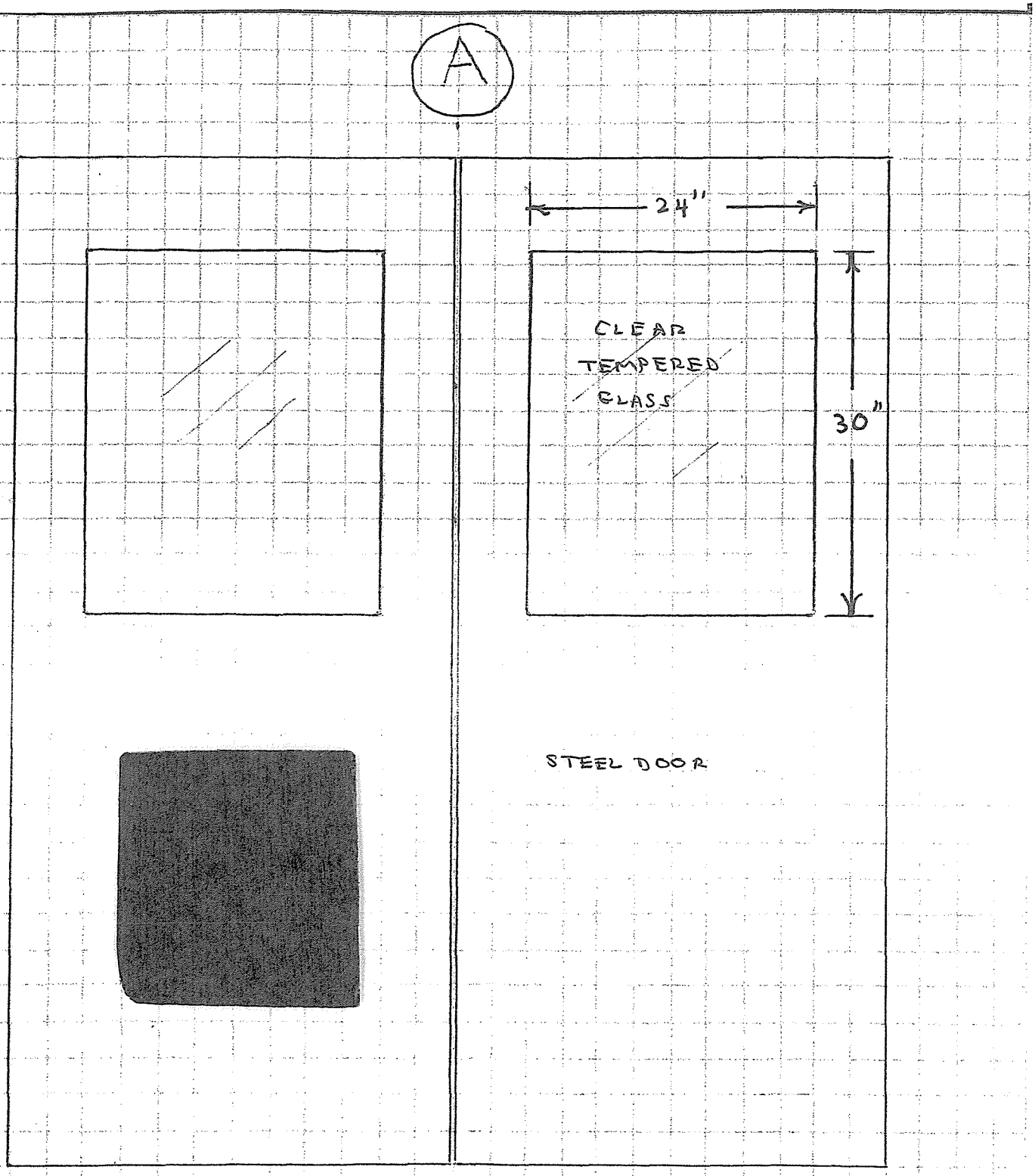
Richard Burnside
Vice President, Lafayette Improvement Association

RB/do

DR 38-08

RECEIVED
OCT 22 2008
CITY OF LAFAYETTE
PLANNING DEPT.

ATTACHMENT 1



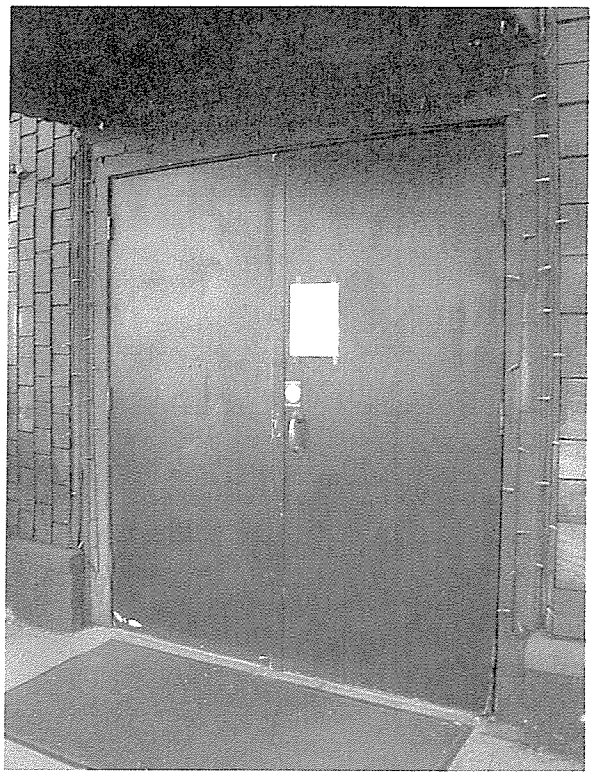
1 Square = 3"

EXHIBIT A
DOOR PLAN

ATTACHMENT 2

DR 38-08

RECEIVED
OCT 2 2 2008
CITY OF LAFAYETTE
PLANNING DEPT.



EXISTING
FRONT DOOR

DR38-08

RECEIVED
OCT 2 2 2008
CITY OF LAFAYETTE
PLANNING DEPT.

Lafayette Historical Society
POST OFFICE BOX 133 LAFAYETTE, CALIF. 94549

RECEIVED
JUL 21 2008
CITY OF LAFAYETTE
PLANNING DEPT.

July 21, 2008

Honorable Members of the Lafayette City Council,

Pursuant to the Lafayette Municipal Code, the Lafayette Historical Society has received a request from the Lafayette Improvement Association asking the Society's approval of proposed improvements to the Lafayette Town Hall building. The Board of Directors of the Historical Society has conferred and agrees in principle to the proposal of new steel doors and new message boards on the West and North sides of the building.

Because of the building's historic nature, the Society wishes the improvements to the Town Hall to look as close to the original building materials as possible. We believe the doors, while steel in structure to conform to fire codes, should be veneered with wood and framed in wood. The proportions of glass to door should be the same as the current doors and painted in same color as the building.

Although the display cases are not original to the building, the Society is aware of the business needs of the theatre company to advertise their productions. We want the replacement display cases to be wood and the same size and color as the existing ones. The new display case on the North side of the building should be the same size and materials as the other two cases. We prefer that the window remain as it is currently, but with the glass replaced. There is sufficient room for the new display case to be place on either the left side of the door or the right side of the window.

There were no specifications or pictures of the hardware for any of these improvements. We believe the door hardware should be consistent in appearance with the historic period in which the building was constructed. Due the lack of construction details, the Historical Society requests that prior to the issuance of a building permit, we be allowed to review the final plans, paint color and hardware trim to Town Hall Theater by the Lafayette Improvement Association.

Respectfully submitted,

LHS, Board of Directors

Dorothy Walker

Dorothy Walker, President

Cc: Lafayette Improvement Association

ATTACHMENT 4

RECEIVED
JUL 2 1 2008
CITY OF LAFAYETTE
PLANNING DEPT.

Lafayette Improvement Association
3535 School Street
Lafayette CA 94549

Lafayette Historical Society
Attention: Dorothy Walker, President

The Lafayette Improvement Association (LIA), proprietor of the Lafayette Town Hall, is planning to replace the two front doors of the building. The purpose is twofold: (A) the doors are in poor condition and (B) they are all wood. The LIA and the occupants, Town Hall Theater Company, both would like to have doors with partial glass. This would permit passersby to see activity inside and possibly be induced to participate.

The Home Depot has submitted a bid for two commercial grade steel doors, each with panes of clear tempered glass and commercial grade panic bars. A picture of the doors is not available but the sales agent provided a simple sketch, copy enclosed. I have also enclosed a copy of the Town Hall photographed shortly after its completion in 1914. Note the similarity of the glass in the doors to what we are proposing to install. No other modifications are planned.

The Town Hall Theater Company has also requested that a display box be built to cover the existing window on the north side of the building. The window has a pane that was recently broken so covering the window with the display box would eliminate the need to repair the window pane.

The LIA requests that the Historical Society approve these projects. If you have any questions, call me at (925) 283-3525.

Sincerely,
Richard Burnside
Vice President
Lafayette Improvement Association

Cc: Ms. Christine Sinnette
Senior Planner
City of Lafayette

RECEIVED
AUG 0 7 2008
CITY OF LAFAYETTE
PLANNING DEPT.

3157 Lucas Drive
Lafayette, CA 94549

August 6, 2008

Ms Dorothy Walker
965 Yorkshire Ct.
Lafayette, CA 94549

Dear Dorothy:

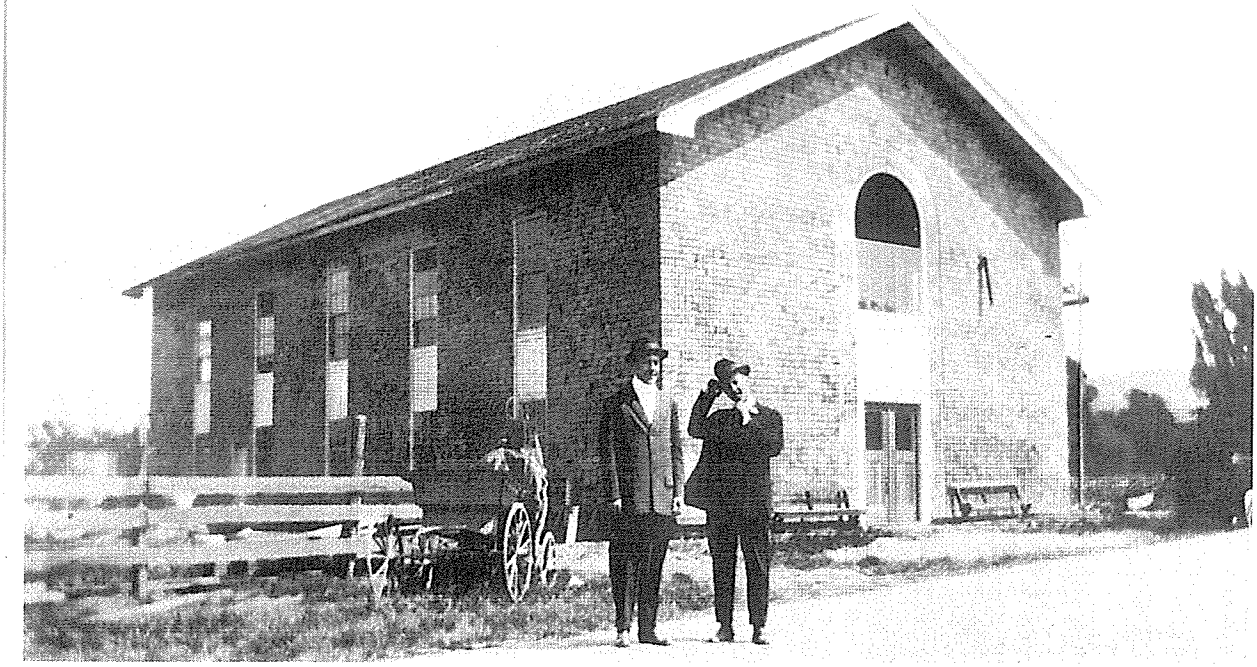
Thank you for the copy of your letter to Lafayette City Council regarding the proposed new doors for Lafayette Town Hall. As you requested, the steel doors will be veneered with wood. I spoke with the sales agents at Home Depot and he said the panels are our responsibility and that we would have to wait for the doors to be installed before cementing the wood panels on them. As to using wood framing, he said the fire code requires steel framing for steel doors. A single door handle will be installed on the exterior. This handle is required to permit emergency access in case of fire.
The existing doors are all wood, with no windows. The windows in the proposed doors appear similar to those in the photo of the building on it completion in 1914. The doors and framing will be painted the same color as the building. The color appears to be Olympic "Oxford Brown", or equivalent. We will replace the broken glass in the window on the north side of the building. It will not be covered by a message board. The responsibility for installing new message boards rests with the Town Hall Theatre Company. They have a copy of your letter to the City Council. I hope this meets with your approval.
If you have any questions, call me at (925) 283-3525.

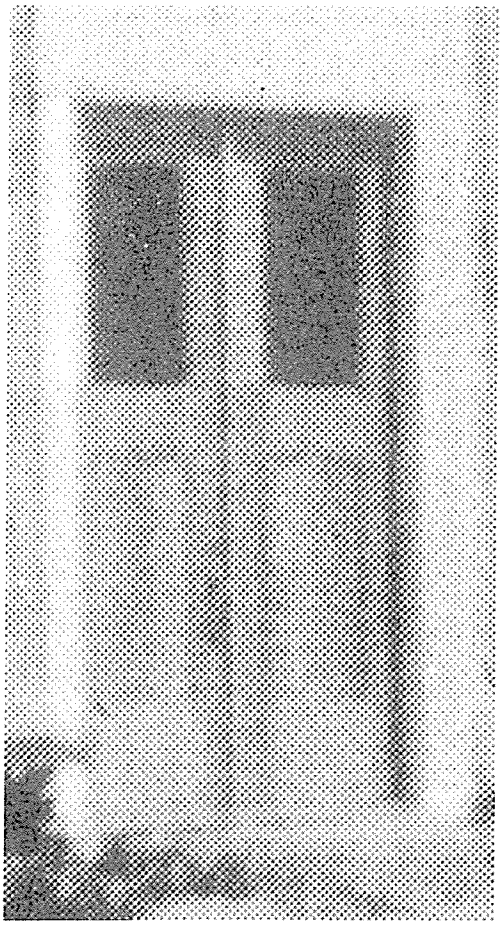
Sincerely,

Richard Burnside
Vice President
Lafayette Improvement Association

cc: Ms Christine Sinnette
Senior Planner City of Lafayette

SYBIL BROWN WILKINSON





Lafayette Town Hall -- 1914